

For Lease 491m²

commercialhq

The Entrance 89 - 93 The Entrance Road THE ENTRANCE



RESTAURANT SITE READY FOR BUSINESS - 491m²



Frontage



Food Approved



Exhaust System



Grease Trap



Cold Store



3 Phase Power



Air Conditioning

The Tenancy:

\$98,000 p.a.+ GST including Outgoings / costs include:

- Electricity / Water / Grease Trap

Floor to ceiling bi-fold glass external frontage + internal double glass entry doors opening into the Hotels Reception area.

Huge kitchen area at 127m² in itself. You'll find: cook tops / ovens / cool rooms / range hood / dry stores / stainless steel prep areas galore / staff amenities / office / wash bays with dishwasher.

Building Description:

Located at The Oaks Waterfront Resort:

- Ground floor Restaurant Site with 2 points of access - The Esplanade and the Reception area of the Hotel.
- Excellent views overlooking the lake and ocean.
- Ready to go; update with your own personal touches.
- 491m² in total - dining, kitchen, WC's and staff amenities.
- All day free parking located to the rear of the site in the multi deck parking station.

Fit Out: Yes

Lease Term: Negotiable

Zoning: B2 Local Centre

Car Parking: Parking Station at the rear

Website: <http://www.commercialhq.com.au/listing.aspx?SurgaWebListingId=112022&viewType=V>

Lease Details:

| Suite No. | SQM | For Lease p.a. | Outgoings p.a. | Availability |
|-----------|-----|----------------|----------------|--------------|
| Shop 2 | 491 | \$98,000.00 | \$40,000.00 | Now |

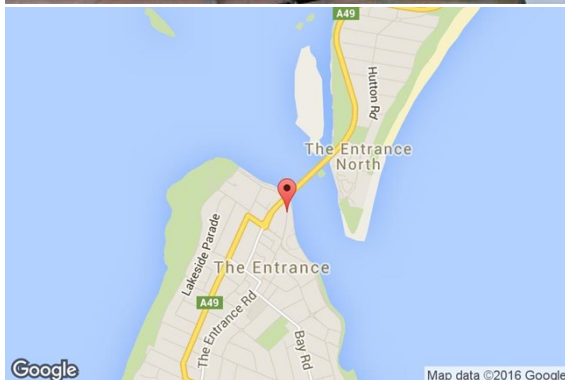
*All rents, outgoings and or sales prices are exclusive of GST.

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